

PUBLISHER'S CERTIFICATE

I, Bea Charnoplosky,
Classified Manager of THE EXPONENT
TELEGRAM, a newspaper of general circulation
published in the city of Clarksburg, County and state
aforesaid, do hereby certify that the annexed:

Bankruptcy No. 17-23598-CMB

was published in THE EXPONENT-TELEGRAM 1
time(s) commencing on 06/12/2021 and ending on
06/12/2021 at the request of

MATTHEW BRENNAN.

Given under my hand this 06/14/21.

The publisher's fee for said publication is: \$79.96.

Bea Charnoplosky
Classified Manager of The Exponent-Telegram

Subscribed to and sworn to before me this 06/14/21

Racheal Plaugher
Notary Public in and for Harrison County, WV



My commission expires on

The 27 day of February 20 25

IN RE: : Bankruptcy No.

17-23598-CMB

Andrew W. Ryan :

Debtor : Chapter 13

: Related to Document No.

Andrew W. Ryan and Ronda J.

Winnecour, Esq. (Trustee) :

Movants :

Response June 21st, 2021:

Hearing: June 29th, 2021

v. : at 1:30 P.M.

Discover Bank, Wells Fargo Bank,
N.A., Fifth :

Third Bank, Portfolio Recovery
Associates, LLC:

Navent Solutions, LLC, PNC Bank
NA :

Freedom Mortgage Corporation :

Respondents :

NOTICE OF HEARING AND RE-
SPONSE DEADLINE ON DEBT-
OR'S MOTION TO SELL REAL
PROPERTY FREE AND CLEAR
OF ALL MORTGAGES, LIENS,
AND ENCUMBRANCES TO THE
CREDITORS AND PARTIES IN
INTEREST OF THE ABOVE-
NAMED DEBTOR:

Notice is hereby given that a
Motion for Sale of Real Property
Free and Clear of All Mortgages,
Liens, and Encumbrances has
been filed in the above referenced
case by the Debtor/Movant Andrew
W. Ryan for the following property:
1338 Jo Harry Drive, Fairmont, WV
26554-3562, to buyer Anita D.
Whitehair at the address 110
Parkview Drive, Apartment 104,
Bridgeport, WV 26330 for \$165,
100.00 (\$169,900.00 minus \$4,
800.00 in buyer's

assistance), according to the terms
set forth in the Motion for Sale. Any
offers exceeding

\$165,100.00 shall be considered
the higher/better offer.

You are further instructed to file
with the Clerk and serve upon the
undersigned attorney for Movant a
response to the Motion by no later
than June 21, 2021 (i.e. seventeen
(17) days after the date of service
below), in accordance with the
Federal Rules of Bankruptcy Pro-
cedure, the Local Rules of this
Court, and the general procedures
of the presiding judge, as found on
the Court's webpage at www.pawb.uscourts.gov. If you fail to timely
file and serve a written response,
an order granting the relief request-
ed in Motion may be entered and
the hearing may not be held.
Please refer to the calendar posted
on the Court's webpage to verify as
a default

order was signed, or if the hearing
will go forward as scheduled.

You should take this Notice and
Motion to a lawyer at once.

A Zoom Video Conference Hearing
will be held on June 29th, 2021, at
1:30 p.m. before Judge Bohm via
the Zoom Video Conference Appli-
cation ("Zoom"), at which time
higher/better offers will be consid-
ered and objections to the sale will
be considered. To participate in
and join a Zoom Hearing please
initiate and use the following link at
least 15 minutes prior to the
scheduled Zoom Hearing time:

regarding the connection, contact Judge Bohm's Chambers at 412-644-4328. All attorneys and Parties may only appear by Zoom and must comply with Judge Bohm's Zoom Procedures, which can be found on the Court's website at <https://www.pawb.uscourts.gov/sites/default/files/pdfs/cm-b-proc-videohrg.pdf>. Under the current COVID-19 circumstances, the general public may appear telephonically if unable to do so via the Internet. When the need to appear telephonically arises, members of the general public should immediately contact Judge Bohm's Chambers to make telephonic arrangements. Only ten minutes is being provided calendar. No witnesses will be heard. If an evidentiary hearing is required, it will be scheduled by the Court for a later date.

Arrangements for inspection prior to said sale hearing may be made with:

Christina Gouzd
Keystone Realty Group
2600 Middletown Commons Suite 221
Fairmont, WV 26554
Date of Service: June 3, 2021

By: /s/Matthew M. Brennan, Esq.
Matthew M. Brennan
201 S. Highland Avenue, Suite 201
Pittsburgh, PA 15206
PA ID No. 90195
412-414-9366
attorney.matt.brennan@gmail.com

**IN THE UNITED STATES
BANKRUPTCY COURT
FOR THE WESTERN
DISTRICT OF
PENNSYLVANIA**

IN RE: Andrew W. Ryan,
Debtor
Andrew W. Ryan and
Ronda J. Winnecour, Esq.
(Trustee),
Movants
v.
Discover Bank, Wells
Fargo Bank, N.A., Fifth
Third Bank, Portfolio
Recovery Associates,
LLC Navient Solutions,
LLC, PNC Bank NA,
Freedom Mortgage
Corporation,
Respondents

Bankruptcy No.
17-23598-CMB
Chapter 13
Related to Document No.
Response
June 21st, 2021
Hearing: June 29th, 2021
at 1:30 P.M.

**NOTICE OF HEARING
AND RESPONSE
DEADLINE ON
DEBTOR'S MOTION
TO SELL REAL
PROPERTY FREE AND
CLEAR OF ALL
MORTGAGES, LIENS,
AND ENCUMBRANCES
TO THE CREDITORS
AND PARTIES IN
INTEREST OF THE
ABOVE-NAMED
DEBTOR:**

Notice is hereby given that a Motion for Sale of Real Property Free and Clear of All Mortgages, Liens, and Encumbrances has been filed in the above referenced case by the Debtor/Movant Andrew W. Ryan for the following property: 1338 Jo Harry Drive, Fairmont, WV 26554-3562, to buyer Anita D. Whitehair at the address 110 Parkview Drive, Apartment 104, Bridgeport, WV 26330 for \$165,100.00 (\$169,900.00 minus \$4,800.00 in buyer's assistance), according to the terms set forth in the Motion for Sale. Any offers exceeding \$165,100.00 shall be considered the higher/better offer.

You are further instructed to file with the Clerk and serve upon the undersigned attorney for Movant a response to the Motion by no later than June 21, 2021 (i.e. seven-teen (17) days after the date of service below), in accordance with the Federal Rules of Bankruptcy Procedure, the Local Rules of this Court, and the general procedures of the presiding judge, as found on the Court's webpage at www.pawb.uscourts.gov. If you fail to timely file and serve a written response, an order granting the relief requested in Motion may be entered and the hearing may not be held. Please refer to the calendar posted on the Court's webpage to

verify is a default order was signed, or if the hearing will go forward as scheduled.

You should take this Notice and Motion to a lawyer at once.

A Zoom Video Conference Hearing will be held on June 29th, 2021, at 1:30 p.m. before Judge Bohm via the Zoom Video Conference Application ("Zoom"), at which time higher/better offers will be considered and objections to the sale will be considered. To participate in and join a Zoom Hearing please initiate and use the following link at least 15 minutes prior to the scheduled Zoom Hearing time: <https://www.zoom.gov/j/16143800191>, or alternatively, you may use the following Meeting ID: 161 4380 0191. For questions regarding the connection, contact Judge Bohm's chambers at 412-644-4328. All attorneys and Parties may only appear by Zoom and must comply with Judge Bohm's Zoom Procedures, which can be found on the Court's website at <https://www.pawb.uscourts.gov/sites/default/files/pdfs/cmb-proc-videoohrg.pdf>. Under the current COVID-19 circumstances, the general public may appear telephonically if unable to do so via the Internet. When the need to appear telephonically arises, members of the general public should immediately contact Judge Bohm's Chambers to make telephonic arrangements. Only ten minutes is being provided calendar. No witnesses will be heard. If an evidentiary hearing is required, it will be scheduled by the Court for a later date.

Arrangements for inspection prior to said sale hearing may be made with:

Christina Gouzd
Keystone Realty Group
2600 Middletown
Commons Suite 221
Fairmont, WV 26554
Date of Service:
June 3, 2021

By: /s/Matthew M. Brennan, Esq.
Matthew M. Brennan
201 S. Highland Avenue,
Suite 201
Pittsburgh, PA 15206
PA ID No. 90195
412-414-9366
attorney@matthewbrennan@gmail.com
Times: June 10, 2021

AFFIDAVIT OF PUBLICATION

State of West Virginia

County of Marion

To-wit:

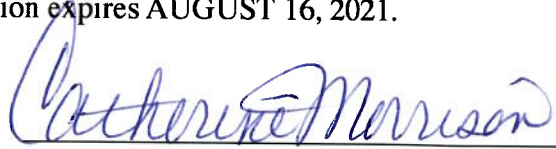
I, Beverly Miller of the Times West Virginian, a daily newspaper published in the City of Fairmont, Marion County, West Virginia, do certify that the notice attached hereto under the caption; NOTICE OF BANKRUPTCY was published in the said Times West Virginian Newspaper 1 (ONE) TIME(S) on the following day (s), namely, JUNE 10 in the year 2021

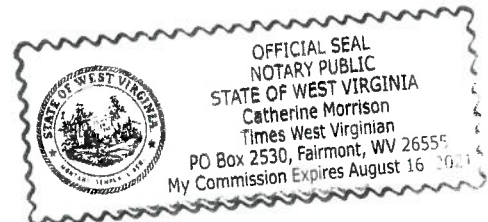
Publication Fee: \$89.91

Signature: 

Taken, subscribed and sworn to before me in said county this 17th day of JUNE, 2021.

My commission expires AUGUST 16, 2021.


Notary Public of Marion County, West Virginia



Active Sale Items

Sale Hearing Date	Sale Item Desc.	Item Status
06/29/2021	1338 Jo Harry Drive, Fairmont, WV 26554-3562	Active